

City Council
Atlanta, Georgia

01- O -1096

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-39
Date filed: 6-12-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at 19 Weatherby Street, SE be changed from the R-5 (Two Family Residential) District to RG-3 (Residential General-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 13 of the 14th District of Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditional hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION - EAST PARCEL

ALL that tract of parcel lying and being in Land Lot 13 of the 14th Land District of Fulton County, Georgia, and being Lots 47, 48, 49, 50, 51, 52, and 53 of the Subdivision of the William M. Hunt Property, recorded in Plat Book 7, page 136, and being more particularly described as follows:

4- COMMENCING at the point formed by the intersection of the northern Right-of-Way of Wylie Street, a 40' R/W, and the western Right-of-Way of Wetherby Street, a 30' R/W;

THENCE running along the western Right-of-Way of Wetherby Street for 130.00' to an iron pin set at the southeast corner of Lot 47 and the POINT OF BEGINNING;
THENCE departing the Right-of-Way and running along the south line of Lot 47, the north line of a 10' wide alley, N 89° 45' 59" W for 99.00' to an iron pin set;
THENCE running along the southwest line of the Lot, N 44° 29' 35" W for 7.04' to an iron pin set;
THENCE running along the west lines of Lots 47, 48, 48, 49, and 50, the east line of a 10' alley, N 00° 46' 49" E for 250.31' to an iron pin set;
THENCE running along the northwest line of Lot 50, N 45° 25' 18" E for 7.12' to an iron pin set;
THENCE running along the north line of Lot 50, the south line of a 10' wide alley, S 89° 56' 14" E for 68.00' to an iron pin set;
THENCE running along the northwest line of Lots 51, 52, and 53, the southeast line of a 10' alley, N 63° 46' 32" E for 122.30' to an iron pin set at the northeast corner of Lot 53;
THENCE running along the east line of Lot 53, S 26° 45' 05" E for 120.03' to an iron pin found on the northwestern Right-of-Way of Wetherby Street;
THENCE running along the northwestern Right-of-Way, S 63° 02' 29" W for 121.83' to an iron pin set;
THENCE continuing along the Right-of-Way southwesterly following the curvature to the left on arc distance of 55.03' to an iron pin set, said arc having a radius of 50.14' and subtending a chord bearing S 31° 35' 47" W for 52.31';
THENCE continuing along the now western Right-of-Way, S 00° 09' 05" W for 107.71' to an iron pin set and the POINT OF BEGINNING.

SAID tract containing 41,737 square feet or 0.9582 acres.

LEGAL DESCRIPTION - WEST PARCEL

ALL that tract of parcel lying and being in Land Lot 13 of the 14th Land District of Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the point formed by the intersection of the northern Right-of-Way of Wylie Street, a 40' R/W, and the western Right-of-Way of Wetherby Street, a 30' R/W;

THENCE running along the western Right-of-Way of Wetherby Street for 120.00' to a point at the southeastern corner of a 10' wide alley;
THENCE running along the south side of the 10' alley for 114.11' to an iron pin set and the POINT OF BEGINNING;
THENCE running S 00° 10' 34" E for 20.05' to a point;
THENCE running N 89° 57' 33" W for 174.00' to a point;
THENCE running N 00° 29' 27" E for 17.00' to a point;
THENCE running N 87° 09' 46" W for 82.00' to a point;
THENCE running N 00° 47' 01" E for 129.49' to an iron pin found;
THENCE running N 87° 00' 59" W for 32.00' to a point;
THENCE running N 08° 48' 10" E for 80.00' to a point;
THENCE running S 89° 12' 26" E for 10.00' to a point;
THENCE running N 06° 10' 43" W for 60.00' to an iron pin set on the southern side of Renfro Alley;
THENCE running along the southern side of the alley, N 89° 20' 20" E for 141.00' to an iron pin set;
THENCE continuing along the southern side of the alley, running S 89° 12' 48" E for 132.80' to a metal fence corner on the western side of a 10' alley;
THENCE running along the western side of the alley, S 00° 46' 49" W for 270.67' to an iron pin set and the POINT OF BEGINNING.

SAID tract containing 75,987 square feet or 1.7444 acres.

Z-01-39